



This Document Recorded Doc Id: 53124129 Doc Code: D
10/14/2016 02:11 PM Receipt #: 16-102869
Rec Fee: \$252.00 State RTT: \$504.90 Local RTT: \$1514.70
Records Department, City of Philadelphia PU

This Indenture Made the 29th day of September

Lord two thousand and Sixteen (2016)

in the year of our

Between

Beth Knight (Grantor)

William E. Johnson III (Grantee)

Witnesseth. That the said Grantor(s), for and in consideration of the sum of Eight Thousand Dollars (\$8,000) lawful money of the United States of America, unto the Grantor(s), well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor(s) has granted, bargained and sold, aliened, enforced, released and confirmed, and by these presents both Grantor(s) does grant, bargain, sell, release and confirm unto the said Grantee(s), her heir and assigns

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATED on the North side of Seybert Street at the distance of 147 feet 1 – ¾ inches Eastward from the East side of 26th Street in the 29th Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Seybert Street 15 feet and extending Northward between parallel lines at right angles with said Seybert the East line along the West side of Stillman Street 51 feet to a 3 feet wide alley extending Eastward into Stillman Street and communicating at the Western end thereof with another 3 feet wide alley which extends Northward into Ingersoll Street and Southward into Seybert Street.

BEING No. 2529 W. Seybert Street

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

BEING the same premises which Gail D. Harrison by deed dated July 1, 2015 and recorded August 29, 2016 in Philadelphia County in Deed Book VSS 1014 pg135 and conveyed until Beth Knight in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever appertaining and the reservations and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected with the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) his heirs and assigns to and for the only proper use and behoof of the said Grantee(s) his heirs and assigns


And the said Grantor(s) his heirs executors and administrators does these presents, covenant, promise and agree, to and with the said Grantee(s) his heirs and assigns, by these presents that the Grantor(s) and her heirs, all and singular the hereditaments and premises hereby granted or mention to intended so to be, with the said appurtenances, unto the said Grantee(s), his heirs and assigns, against the said Grantor(s) and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under his, her, it, them, or any of them, shall and will.

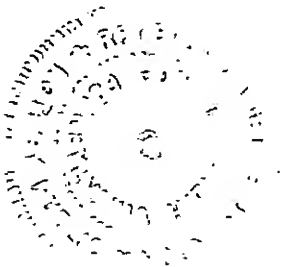
WARRANT AND FOREVER DEFEND

In Witness Whereof, the part(y) (ies) of the first part have hereunto set her hand(s) and seal(s). Dated the day and year first above written.

Sealed and Delivered }

IN THE PRESENCE OF US:


Beth Knight



Commonwealth of Pennsylvania

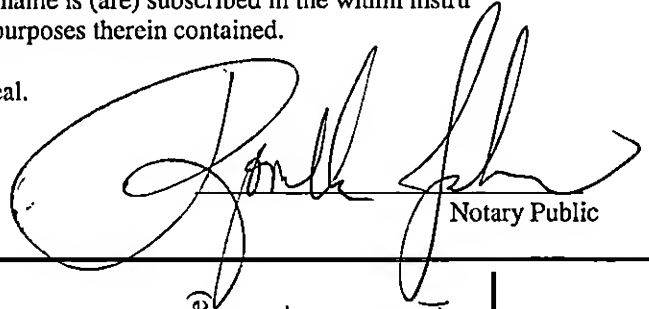
County of Philadelphia } ss:On this, the 29th day of September, 20 16 before me, a Notary Public for the Commonwealth of Pennsylvania, residing in thepresently appeared Beth Knight the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed in the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROVELLA ANNETTE JOHNSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 1, 2018


Notary Public

DEED

Beth Knight (Grantor)

to

William E. Johnson III (Grantee)

Premises:

2529 W. Seybert St
Philadelphia County
Philadelphia, PA 19121

The Address of the above-named Grantee

is
W. Johnson III
2529 W Seybert St.

On behalf of the Grantee

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME William Johnson III TELEPHONE NUMBER:
AREA CODE ()
STREET ADDRESS 2529 W Seybert St CITY Phila STATE Pa ZIP CODE 19121

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR (S) / LESSOR (S)

GRANTEE (S) / LESSEE (S)

Beth KnightWilliam Johnson III

STREET ADDRESS

STREET ADDRESS

1924 W 23rd St2529 W Seybert StCITY Phila STATE Pa ZIP CODE 19121CITY Phila STATE Pa ZIP CODE 19121

C. PROPERTY LOCATION

STREET ADDRESS

CITY, TOWNSHIP, BOROUGH

2529 W Seybert StPhilaCOUNTY PhilaSCHOOL DISTRICT Phila

TAX PARCEL NUMBER

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

\$ 000.00

2. OTHER CONSIDERATION

+

3. TOTAL CONSIDERATION

=

4. COUNTY ASSESSED VALUE

49,500

5. COMMON LEVEL RATIO FACTOR

x 1.02

6. FAIR MARKET VALUE

= 50,490

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION

1B. PERCENTAGE OF INTEREST CONVEYED

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

10-14-16